

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00467/NMA	Alterations to landscaping design and installation of solar panels to the roof of Plot 3 Carport (as Non- Material Amendment to application 18/03348/FP granted on 19/07/2019)	Vine Cottage Maydencroft Lane Gosmore Hitchin Hertfordshire SG4 7QB

Submitted Plan Nos

NMA3.1 Landscaping plan NMA3.2 Plot 3 Carport Solar panels

1.0 Policies

2.0 **Site History**

2.1 22/02947/NMA: Plot 3 North Elevation (D) and West Elevation (E) to be face brickwork from 2.25m above finished floor level. Re-positioned rooflight window from front to rear facing roofslope (As Non-Material Amendment relating to planning permission 18/03348/FP granted 19.07.2019)

2.2 22/01526/NMA: Carport to be for the exclusive use of Plot 3 only, and reduced to accommodate two cars and attached to Plot 3, additional parking space to the front of Plot 2, Chimneys altered to plots 2 & 3, minor adjustments to the layouts of Plots 2 and 3 (as Non-Material Amendment to Planning Permission 18/03348/FP granted 19.07.2019). Granted 2/8/22

2.3 18/03348/FP: Erection of 3 x 3 bed detached dwellings, 3 bay car port, double garage, parking and vehicular access following demolition of existing dwelling and detached garage (as amended by drawing nos. 2017-30-PL.001E; -101B; -102D; 103D; -201B; -202C; -203D; -204D; -205D & -206B received on 12th June 2019 and coloured site plan no. 2017-30-PL.001E received on 14th June 2019). Granted 1/7/19

3.0 **Representations**

3.1 None undertaken

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Redevelopment site at Vine Cottage adjacent The Green, Maydencroft Lane, Gosmore.

4.2 **Proposal**

4.2.1 Alterations to landscaping design and installation of solar panels to the roof of Plot 3 Carport (as Non- Material Amendment to application 18/03348/FP granted on 19/07/2019).

4.3 **Key Issues**

4.3.1 Solar Panels – the solar panels would have minimal visibility from the main highway of Maydencroft Lane and are proposed to the car port. This would present a minor change in design to the dwelling as a whole.

4.3.2 Landscaping – the landscaping changes are minor and maintain on-site drainage.

4.3.3 For the reasons above I consider that the proposed alterations would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme would be acceptable in planning terms.

4.4 **Conclusion**

4.4.1 The proposed NMA matters are acceptable.

5.0 **Recommendation**

5.1 That the proposed NMA be **GRANTED**

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 March 2026	